



PLANNING COMMISSION AGENDA

Notice is hereby given that the Draper City Planning Commission will hold a **Regular Meeting at 5:30 pm on Thursday, March 26, 2015**, in the City Council Chambers at 1020 East Pioneer Road, Draper, Utah.

The Agenda will be as follows: (Times listed on the agenda are approximate and may be accelerated or subject to change.)

5:30 p.m. Dinner

Study Meeting: 6:00 p.m., City Council Chambers on the 1st floor

Study Business Items

Business Meeting: 6:30 pm, City Council Chambers on the 1st floor

***Citizen Comments:** To be considerate of everyone attending the meeting, public hearing comments will be limited to three minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed five minutes to speak. Comments which cannot be made within these limits should be submitted in writing to the City Recorder prior to noon the day before the meeting.*

1. **Public Hearing: Bechard Estates Zone Change**

On the request of Matt Lepire for approval to rezone 2.38 acres of property located at 13322 S. 1300 E. from RA1 (Residential 40,000/sf lots) to RA2 (Residential 20,000/sf lots). The application is otherwise known as the **Bechard Estates Zone Change**, Application #140718-13322S. Staff contact is Dennis Workman at (801) 576-6522 or email dennis.workman@draper.ut.us.

Documents: [bechard_zc_staff_report.pdf](#)

2. **Public Hearing: Manufacturing Zones Use Table Text Amendment**

On the request of Ty Cragun, representing Tom Stuart Construction, for approval to amend Table 9-13-1 of the Draper City Municipal Code to add "Retail, General" and "Personal Instruction Service" as Conditional Uses in the Manufacturing zones. The application is otherwise known as the **Bangerter Ridge Business Park Text Amendment Request**, Application #150305-13702S. Staff contact is Dan Boles at (801) 576-6335 or email dan.boles@draper.ut.us.

Documents: [manufacturing_zones_use_table_staff_report.pdf](#)

3. **Public Hearing: Parry Place Office Building Site Plan**

On the request of Neil Staker for approval of a Site Plan for an office building on 0.77 acres in the TC (Town Center) zone at 12481 S. Fort Street. The application is otherwise known as the **Parry Place Office Building Site Plan**, Application #150121-12481S. Staff contact is Dennis Workman at (801) 576-6522 or email dennis.workman@draper.ut.us.

Documents: [parry_site_plan_staff_report.pdf](#)

4. **Staff Reports**

a) Discussion Items

- b) Administrative Reviews
- c) Other items

5. Adjournment

Any person adversely affected by a decision of the Planning Commission regarding the transfer, issuance or denial of a conditional use permit may appeal such decision to the City Council by filing written notice of appeal stating the grounds therefore within fourteen (14) days from the date of such final determination.

SALT LAKE COUNTY / UTAH COUNTY, STATE OF UTAH

I, the City Recorder of Draper City, certify that copies of the agenda for the **Planning Commission** meeting to be held the **Thursday, March 26, 2015**, were posted on the Draper City Bulletin Board, Draper City website www.draper.ut.us, the Utah Public Meeting Notice website at www.utah.gov/pmn, and sent by facsimile to the Salt Lake Tribune, and the Deseret News.

City Seal:



Rachelle Conner, MMC, City Recorder
Draper City, State of Utah



PUBLIC HEARING PROCEDURE AND ORDER OF BUSINESS. In compliance with the American with Disabilities Act, any individuals needing special accommodations including auxiliary communicative aides and services during this meeting shall notify Rachelle Conner, MMC, City Recorder at (801) 576-6502 or rachelle.conner@draper.ut.us, at least 24 hours prior to the meeting.